

Cliff Street

Cheddar, BS27 3PN

COOPER
AND
TANNER



£445,000 Freehold

Ideally situated close to the village centre is this chain free, four bedroom older style detached family home combines spacious living accommodation with a lovely mature rear garden backing onto the river and the convenience of driveway parking with a detached garage.

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DESCRIPTION

Ideally situated close to the village centre is this chain free, four bedroom older style detached family home combines spacious living accommodation with a lovely mature rear garden backing onto the river and the convenience of driveway parking with a detached garage.

To the front of the property there is a driveway providing parking and access to the detached garage. A porch leads into the hallway with staircase and balustrading leading to the first floor landing and access to the main ground floor rooms. The bright dining room is at the front of the house with a bay window and double doors leading into the spacious living room with feature fireplace and reconstituted stone surround and display plinth to side. Patio door leads through to the conservatory at the rear. The kitchen is fitted with pine base wall and drawer units and working surfaces, stainless steel sink and drainer. There is a window to the side, space for electric cooker and extractor over. From the kitchen a door leads to the rear lobby with a utility cupboard providing plumbing for a washing machine and storage above. There is a cloakroom/wet room with low level WC, pedestal wash hand and fitted shower attachment. On the first floor there are four good size bedrooms and a family bathroom. The main double bedroom is a front aspect room with built-in storage. There are three further good size bedrooms one with built-in double wardrobe. The bathroom is fitted with a corner bath with shower over, vanity unit with storage, chrome towel/radiator, further storage units and mirrored panelling to one wall. The house is warmed by gas central heating.

OUTSIDE

There is a stone wall to the front and driveway parking to the side leading to the detached garage. The rear garden is a good size, mainly laid to lawn with mature borders, shrubs and trees offering a pleasant outlook and a lovely setting for families to relax or entertain. At the bottom of the garden there are stone steps leading down to the river.

LOCATION

Situated at the foot of the Mendip Hills, Cheddar is an ideal base from which to enjoy wonderful country walks. Road links are excellent, with easy access to the A38 and the M5 motorway. Bristol International Airport is a 25 minute

drive away. Local attractions include Cheddar Gorge and caves, Wookey Hole Caves, Glastonbury Tor and the seaside at Weston Super Mare and Burnham on Sea.

The village itself has a wide range of shops to cater for everyday needs, a Post Office as well as doctor and dentist surgeries. There is a three-tier school system where children up to the age of nine attend the First School, then move on to Fairlands Middle School and finally on to The Kings of Wessex Academy and all these schools are within the village. The Kings Fitness and Leisure Centre adjoining the Kings of Wessex Academy offers an extensive range of activities for all the family and has an indoor heated swimming pool. There are also a number of village sports clubs and societies to cater for everyone.

TENURE

Freehold

LOCAL AUTHORITY

Somerset County Council

SERVICES

All main services

VIEWINGS

Strictly by appointment only. Please call Cooper and Tanner Tel 01934 740055

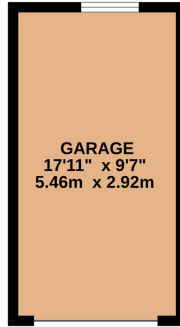
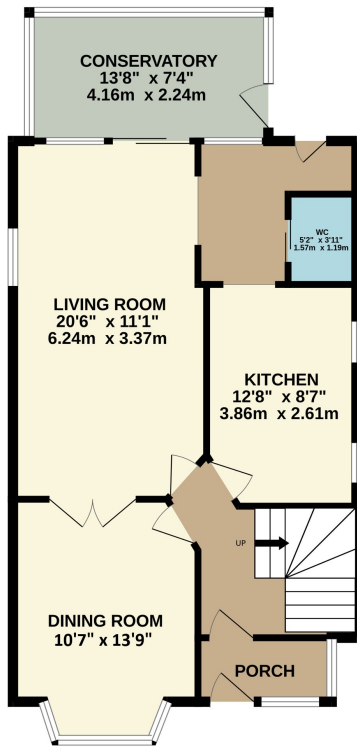
DIRECTIONS

From our office in Union Street, Cheddar continue along Union Street towards Cheddar Gorge where the road become Cliff Street. Lyndhurst can be found some distance along on the right hand side.

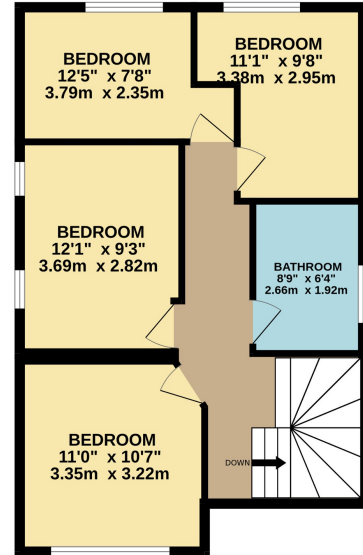




GROUND FLOOR
910 sq.ft. (84.6 sq.m.) approx.



1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA: 1494 sq.ft. (138.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CHEDDAR OFFICE

Telephone 01934 740055

Unit 2, Union Street, Cheddar, Somerset BS27 3NA

cheddar@cooperandtanner.co.uk

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AND
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